



**Excellent Opportunity**  
**Commercial Unit and Compound, The Willows Ironstone Lane, Holwell, Melton Mowbray,**  
**Leicestershire, LE14 4SU**

**To Let £8,500 per annum**  
**Approx. 755 Sq. Ft + 1,000 Sq. Ft Compound**

**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# Commercial Unit and Compound

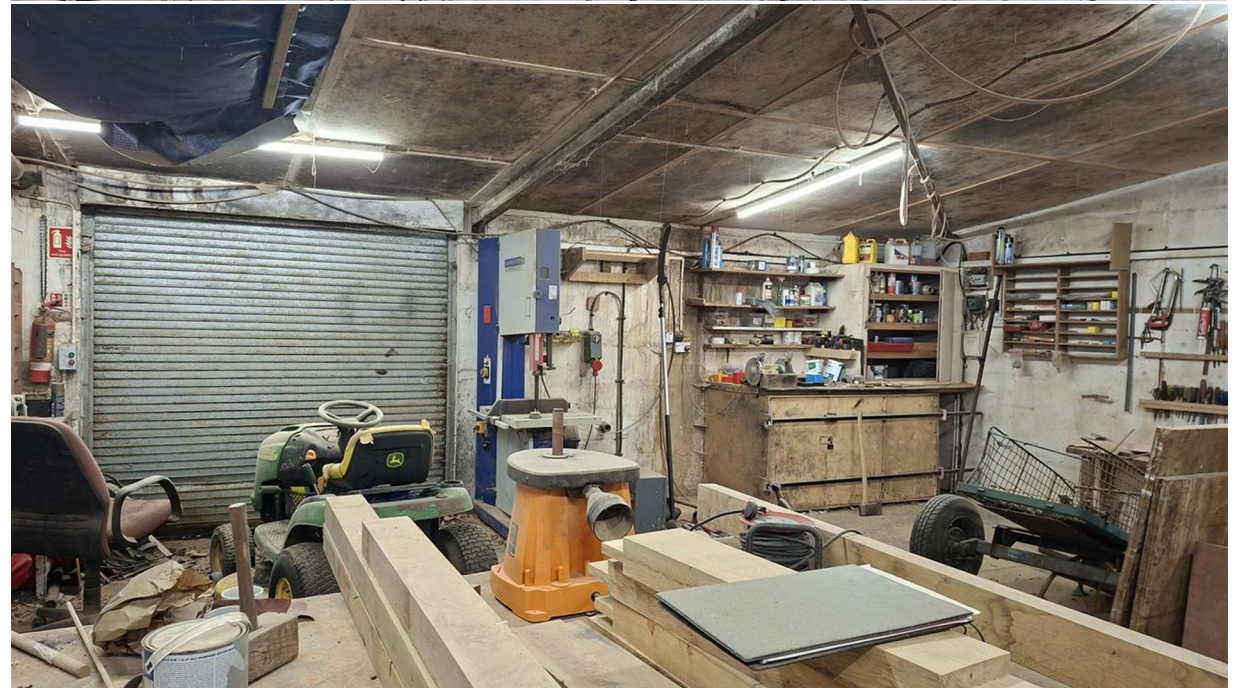
## The Willows Ironstone Lane Holwell Melton Mowbray Leicestershire LE14 4SU

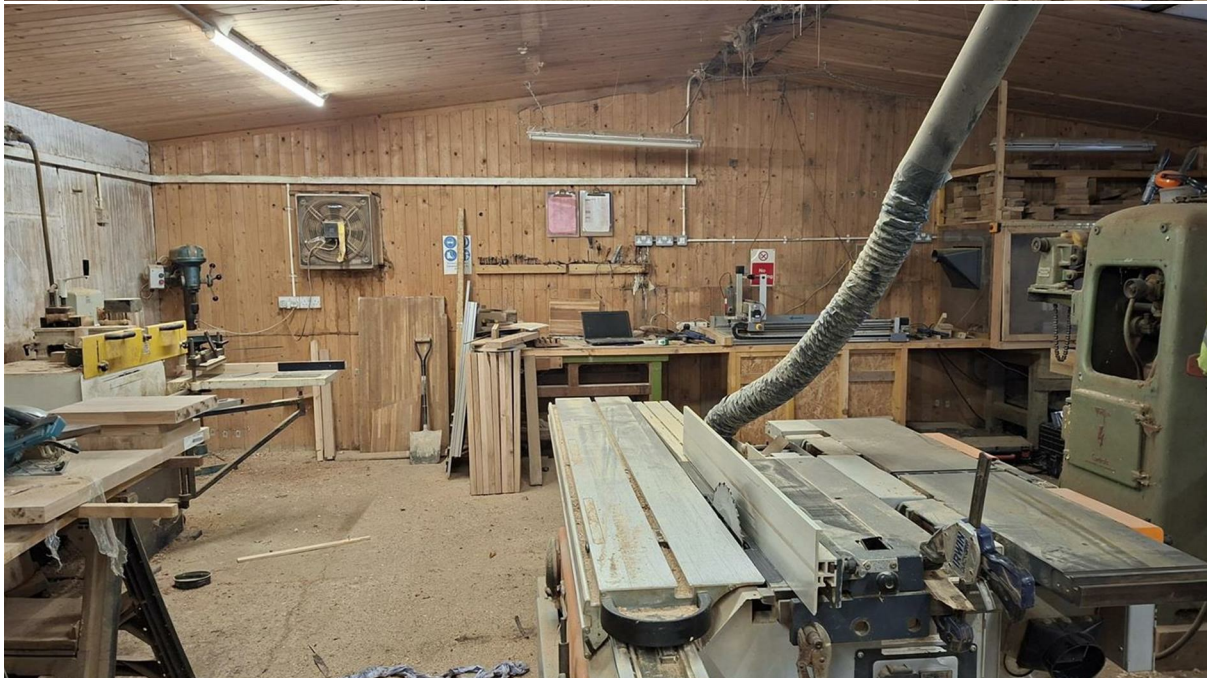
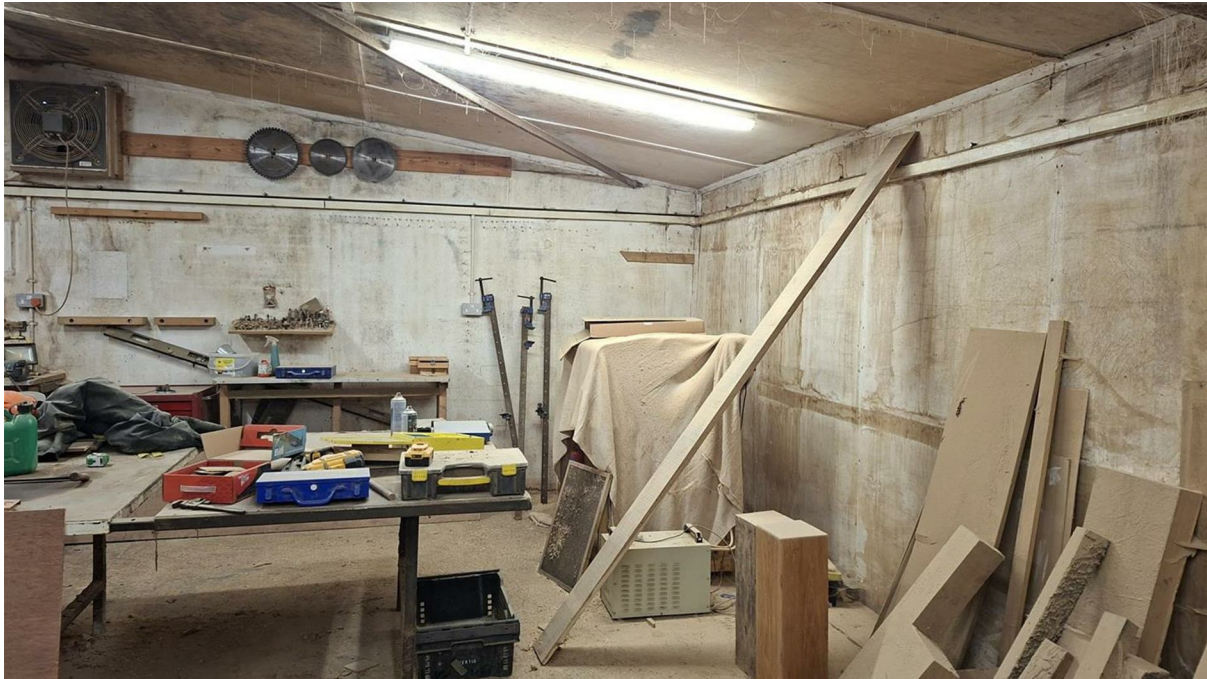
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A well-presented and versatile workshop unit of approximately 755 sq. ft., complemented by a secure 1,000 sq. ft. fenced compound, conveniently positioned in the rural village of Holwell, just outside Melton Mowbray.

The property offers an excellent opportunity for small businesses, tradesmen, or light industrial operators looking for affordable, flexible workspace in a peaceful yet accessible location.

Situated in Holwell, a pleasant rural setting approximately 3 miles north of Melton Mowbray, the property enjoys a peaceful countryside aspect while maintaining good access to: Melton Mowbray 3 miles; Oakham 14 miles; Loughborough 16 miles; Leicester 18 miles. Easy access to the A606, A6006 and A607 routes connecting to major Midlands towns.





## Key Property Features

Total Internal Area: Approx. 755 sq. ft. (70 sq. m)

Secure External Yard: Approx. 1,000 sq. ft., fully fenced and gated

Construction: Timber-clad building with corrugated sheet roof and solid internal structure

### Access:

Steel roller shutter door for vehicle loading

### Accommodation

Workshop / Storage Area 755 sq. ft. 70 sq. m.

Fenced Compound / Yard 1,000 sq. ft. 93 sq. m.

### Interior Specification

Lighting: Fluorescent fittings providing ample workspace illumination

Power Supply: Mains electricity (single-phase)

Ventilation: Wall-mounted fans for airflow

Workbenches and shelving in place

Roller shutter access to front

Suitable ceiling height for light machinery or woodworking equipment

### External Features

Secure Access Gate & Fencing surrounding the compound

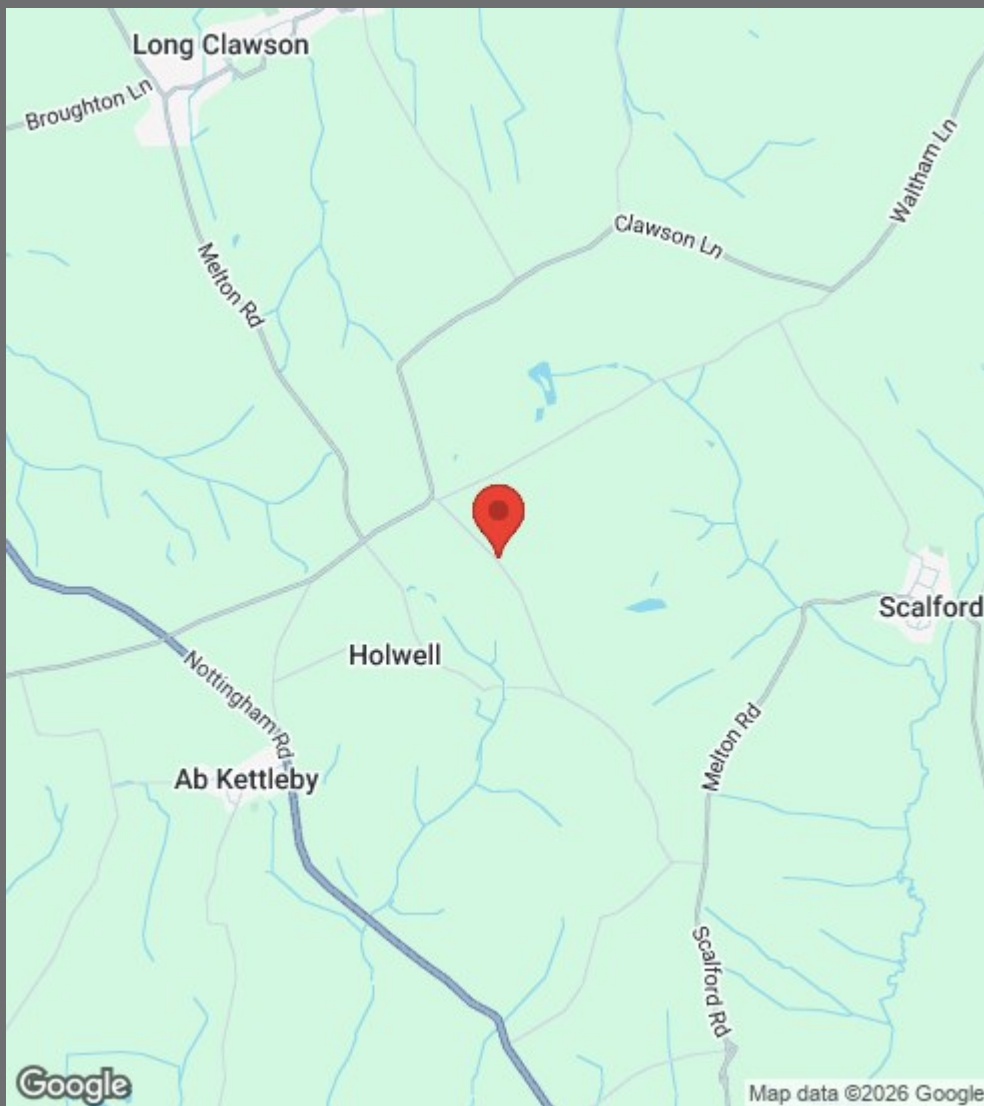
Hardstanding surface providing all-weather access

Surrounding Trees and Fencing offer privacy and security

Parking for multiple vehicles

Separate pedestrian entrance

Yard Area: Ideal for vehicle parking, equipment storage or external working space



**Viewings strictly by appointment only contact our Commercial Team on Tel: 01664 560 181 (Option 5)**

**Tenancy: Minimum 3 year internal repairing and insuring Lease**

**Services: Mains Electricity and water supply**

**VAT: VAT not payable on the rent**

**EPC: Exempt**

- **Workshop with Secure Yard**
- **£8,500 per annum**
- **Approx. 755 sq. ft., complemented by a secure 1,000 sq. ft. fenced compound**
- **Excellent opportunity for small businesses**
- **Ideal for light industrial, storage, workshop, repair, or craft purposes. Class B2/B8**
- **Mains electricity**
- **WC facilities may be available (to be confirmed)**
- **Water nearby**

County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

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**Tel: 01664 560181 - Option 5 Commercial**

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